LOT 47
IN OR 2096/857
SHELL COVE PBK 8/150

DZIEDZIC CHARLES & HORTENSIA
2203 SHELL COVE CR
FERNANDINA BEACH, FL 32034

2025

27-3N-28-1192-0047-0000

BUILDING CHARACTERISTICS

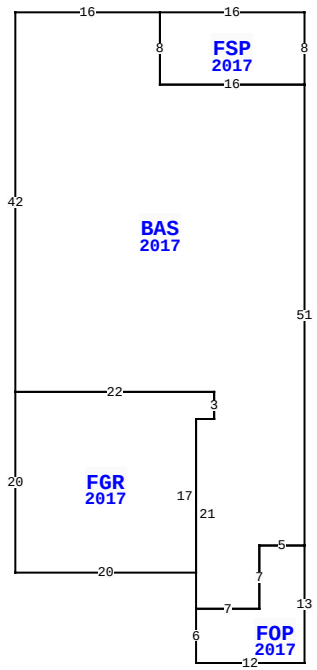
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.500	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	2017	1,463	290,640
FGR	406	55	2017	223	44,301
FOP	107	30	2017	32	6,357
FSP	128	40	2017	51	10,131
TOTALS	2,104			1,769	351,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,769	129.6900	204.91	362,486	2017	2017	0	0	0	3.05	96.95

1 SFR CUST – 100% - 2018 Heated Area: 1463 HX Base Yr 2018



2203 SHELL COVE CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	384.00	SF	10.00	10.00	100	2017	2017	3	96	3,686	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		351,430
TOTAL MARKET OB/XF VALUE		3,686
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		505,116
SOH/AGL Deduction		211,279
ASSESSED VALUE		293,837
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,115
TOTAL JUST VALUE		505,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162068	CO ISSUED	0	01/20/2017
20162068	NEW CONSTR	186,859	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2096/0857	1/23/2017	SW	Q	I	02	285,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DZIEDZIC CHARLES &						
2041/1619	4/20/2016	SW	Q	V	05	548,000
GRANTOR: ROBINSON CREEK 34 LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W16 BAS=[YR=2017] W16 S42 FGR=[YR=2017] S20 E20 N17 E2 N3 W22$ E22 S3 W2 S21 FOP=[YR=2017] S6 E12 N13 W5 S7 W7$ E7 N7 E5 N51 W16 N8$ S8 E16 N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,686

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS